

Planning Report

Thursday, April 7, 2016

The Village at Coffman Park PUD – Village at Coffman Park III

Case Summary

Agenda Item	3
Case Number	15-116AFDP
Proposal	This is a proposal for the development of 41 condominium units and all associated site improvements on the remaining 9.5-acre vacant parcel as part of the Village at Coffman Park residential development.
Request	<p>Minor Text Modifications</p> <p>Review and approval of seven <u>minor modifications to the development text</u> address previous approvals, resolve development issues, and promote the development outlined with this application</p> <p>Amended Final Development Plan</p> <p>Review and approval of an <u>amended final development plan</u> under the Planned District provisions of Zoning Code Section 153.050.</p>
Site Location	South of Post Road, east of Discovery Boulevard and north of Wall Street.
Applicant	Romanelli and Hughes Building Company.
Representative	Randy Loebig, President, Highland Real Estate Group LLC.
Case Manager	Claudia D. Husak, AICP, Senior Planner (614) 410-4675 chusak@dublin.oh.us Logan Stang, Planner I (614) 410-4652 lstang@dublin.oh.us
Planning Recommendation	<p><u>Approval of seven Minor Text Modifications</u></p> <p>In Planning's analysis, this text modifications are minor in nature and Planning recommends approval of seven minor text modifications, as the modifications address previous concerns and promote the development of the neighborhood.</p>

Proposed Modifications

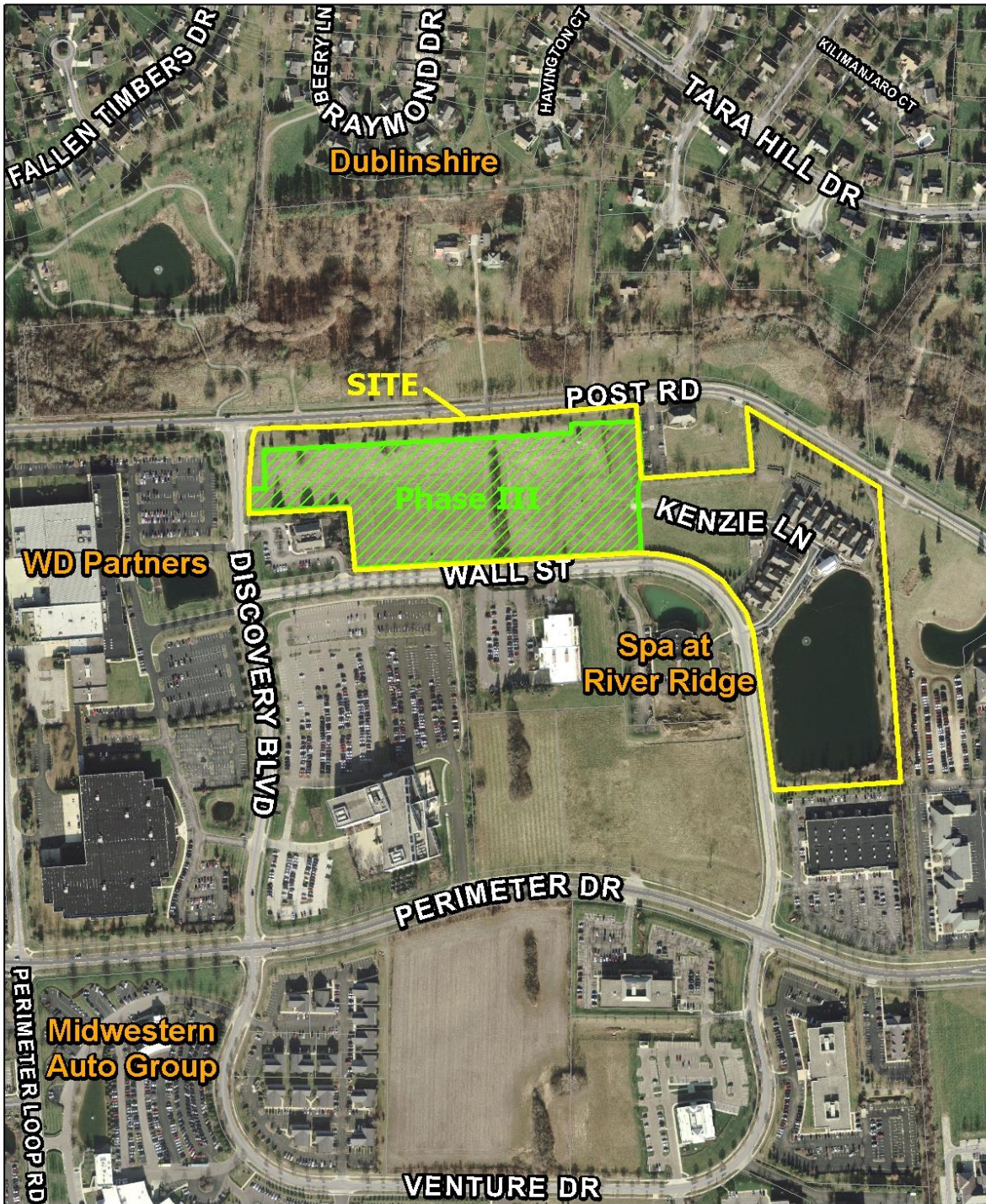
- 1) To modify the development text to remove the requirement for live/work units and any and all development standards associated with this use;*

- 2) To modify the development text to remove the rental/leasing exhibit;*
- 3) To modify the development text to remove the requirement for street lighting;*
- 4) To modify the development text to remove any and all references and requirements for a Post Road retention basin;*
- 5) To modify the development text to remove any and all references and requirements to Post Road landscaping associated with the "Post Road Theme";*
- 6) To modify the development text to address conditions of approval from previous applications; and,*
- 7) To modify the development text to address exhibit and item references throughout the text that are impacted by the previously listed modifications.*

Approval of Amended Final Development Plan

In Planning's analysis, the review criteria for the amended final development plan, as applicable, are met with the approval of the minor text modifications. Approval of this proposal is recommended with nine conditions.

- 1) That the applicant continue to work with staff to ensure that all modifications to the text are addressed and documented;
- 2) That the applicant provide a window box detail and site plan indicating the location of window boxes for each unit;
- 3) That the proposed elevations adhere to the 50% stone veneer requirement for building surfaces directly facing a public or private street or courtyard, prior to submitting for building permitting;
- 4) That the applicant continue to work with Engineering to address all technical comments regarding location of curb ramps and site grading;
- 5) That the applicant continue to work with Engineering to ensure the multi-use path along Discovery Boulevard is completed per City approved plans by August 31st, 2016 unless a later date is authorized by the City Engineer;
- 6) That the applicant continue to work with Planning to determine if a tree replacement fee is required and if so to pay the fee in lieu for deficiencies prior to submitting for building permitting;
- 7) That any existing trees be shown on the utility and grading plans along with tree protection fencing;
- 8) That the applicant provide a summary on the landscaping plan indicating the proposed tree and corresponding requirement it addresses; and,
- 9) That the applicant make any minor technical adjustments to the landscape plans prior to submitting for building permitting.



City of Dublin

15-116AFDP
Amended Final Development Plan
Village at Coffman Park III
Post Road & Discovery Boulevard

0 200 400
Feet



Facts	
Site Area	9.5 acres ±
Zoning	PUD, Planned Unit Development District (Village at Coffman Park)
Surrounding Zoning And Uses	North: R-1, Restricted Suburban Residential District East: SO, Suburban Office and Institutional District (Nurture Yoga) South: PUD, Perimeter Center, Subarea C (Fiserv) West: PUD, Perimeter Center, Subarea C1 (WD Partners)
Site Features	<ul style="list-style-type: none"> • Mounding and landscaping along Post Road as buffer and open space owned by the City. • A tree row runs from Post Road to Wall Street through the center of the property. • A pumphouse for water and mechanical equipment is located in the northwest corner of the property. • The termination of Kenzie Lane is located along the east property line, connecting to previous phases of development.
Background	<p>A comprehensive site approval history is included at the back of this report. The following is the more recent history.</p> <p>The Planning and Zoning Commission reviewed an informal application for the amended final development plan proposal associated with this case on February 4, 2016. The Commission supported the revised architecture reviewed at the meeting and stated that the final phase should correlate as much as possible with the existing phases.</p> <p>The Planning and Zoning Commission reviewed an informal application for a rezoning with preliminary development plan for the development on December 3, 2013 to allow a senior care facility on the western portion of the site. The Commission expressed concerns regarding the incorporation of an elderly care use into the neighborhood and the overall size of the facility compared to the residential section.</p> <p>The Planning and Zoning Commission recommended approval of a preliminary and final plat to establish a reserve with external access from Wall Street for the construction of additional condominiums on August 16, 2013. City Council approved the plats on September 23, 2013.</p> <p>The Planning and Zoning Commission reviewed a concept plan on April 4, 2013, for a potential rezoning to incorporate office and elderly care uses on a smaller, 9-acre portion of the site. The Commission expressed support for the proposed office and elderly care uses but were concerned about the viability of the condominiums with than 22 units.</p>

Details	Minor Text Modification	
Proposal	<p>This proposal includes a series of modifications to the approved development text for the Village at Coffman Park PUD. Some of the modifications are a result of the proposed amended final development plan while the remainder are to resolve errors and requirements that are no longer applicable to the development. There are a total of seven modifications proposed with this application that cover the removal of provisions such as live/work units to exhibit references and number of units for the entire development. While the number of revisions may seem substantial the modifications themselves result in a minor impact to the existing and proposed phases and result in providing a more cohesive neighborhood.</p>	
Development Text	<p>The site is located within the Village at Coffman Park Planned Unit Development. The rezoning and supplemental development text were approved by City Council in March of 2005. Since the approval a number of amended final development plans have been reviewed and approved by the Planning and Zoning Commission. These amendments have resulted in minor impacts to the development text that were either not addressed at the time of their approval or have changed significantly since the final development plan. These revisions include requirements for materials, Post Road design features, and number of units.</p> <p>The additional text modifications proposed with this application are responsive to the revisions from the original approval in order to create a cohesive neighborhood. Many of these revisions were addressed and outlined during the informal review discussion on February 4, 2016. These revisions focus on the removal of the live/work units and all corresponding development standards, street lighting, the rental/leasing agreement and general revisions to references and item numbers based on the aforementioned modifications.</p>	
Text Modifications	<p>The applicant is proposing a total of seven minor text modifications that impact a series of regulations outlined in the development text. The number of modifications in no way reflects the impact of the revisions proposed with this application. The existing phases will receive little to no effect from the proposed modifications and the proposed phase will benefit by providing additional regulations that improve the quality of the development while corresponding to the original approval. The following are the seven modifications associated with this application and the rationale behind the modification.</p>	
	<table> <tr> <td data-bbox="459 1671 695 1890">Live/work Units</td><td data-bbox="695 1671 1472 1890"> <p>The original approval had designated three buildings located in the northwest portion of the site for live/work units. These were intended to compliment the surrounding commercial uses while providing a unique opportunity for small business owners. Over time these types of uses have become less marketable especially</p> </td></tr> </table>	Live/work Units
Live/work Units	<p>The original approval had designated three buildings located in the northwest portion of the site for live/work units. These were intended to compliment the surrounding commercial uses while providing a unique opportunity for small business owners. Over time these types of uses have become less marketable especially</p>	

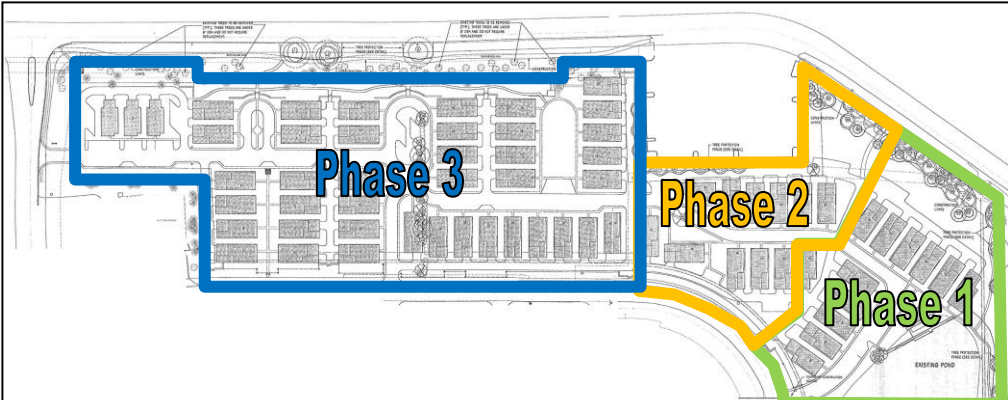
Details	Minor Text Modification
	<p>given the limited number of units. The replacement of these units for condominium units does not provide considerable impact to the surrounding site in fact providing space for more suitable amenities. The Commission had discussed this topic during the informal review with the majority being in favor of the replacement.</p>
	<p>Rental/Leasing</p> <p>Exhibit F outlines the regulation for condominium owners to rent their respective unit. This exhibit has been identified by the applicant through discussions with the HOA to be of little concern. The HOA does not see this exhibit as necessary based on the majority of the units being owner-occupied and the target market for the community focusing on empty-nesters.</p>
	<p>Street Lighting</p> <p>During the informal review the applicant requested feedback on removing the lighting requirement entirely. The Commission discussed the need to minimize lighting in order to provide the private community that many residents are seeking. They did state that the final phase, Phase III, should correspond with the previous phases which have post mounted lighting in front of every unit. The applicant has provided a lighting plan and the associated fixture to address this concern while the modification will remove the requirement for providing additional street lighting.</p>
	<p>Post Road retention pond</p> <p>A number of provisions throughout the development text discuss the requirement of an additional retention pond along Post Road to supplement the large pond to the southeast. The applicant has provided calculations that state the existing Stormwater pond has sufficient capacity to handle the proposed development. With stormwater requirements being met through existing devices the pond along Post Road would result in an aesthetic feature as opposed to a functional system. The removal of these requirements would allow the Post Road frontage to maintain and improve upon the current character that has been defined over the years.</p>
	<p>Post Road landscaping</p> <p>At the time of approval the Post Road frontage was branded with a cohesive theme that would continue along numerous properties. Over the years the City of Dublin has acquired surrounding properties as additional parkland with no additional development occurring along Post Road. The theme outlined over a decade ago is no longer applicable to the current site and therefore</p>

Details		Minor Text Modification
		additional landscaping requirements would appear unique given the nature of the surrounding environment.
	Previous conditions	Throughout the years this site has undergone numerous applications for amendments to the original approval. Some of these applications included conditions of approval that Staff and the Commission felt were necessary to improve the community or rectify any issues. There are a couple of conditions that were not updated at the time of approval and thus must be addressed alongside this application. One of these includes the revision of Section II(D)(4) which outlines the percentage of stone veneer requirement for exterior surfaces facing a public street or courtyard.
	General Revisions	Based on the approval of the previously listed modifications the development text would include references to specific items, numbers, or exhibits that are no longer applicable. This modification addresses these discrepancies along with providing accurate information on the cohesive community based on this application. This modification is directly related to the approval of the previous modifications.

Analysis		Minor Text Modification
Process	Code Section 153.053(E)(2)(b)4b permits the Commission to approve a modification to the development text and Zoning Code if they determine that all of the appropriate provisions are satisfied.	
Request	<p>The requested modifications are:</p> <ol style="list-style-type: none"> 1) <i>To modify the development text to remove the requirement for live/work units and any and all development standards associated with this use;</i> 2) <i>To modify the development text to remove the rental/leasing exhibit;</i> 3) <i>To modify the development text to remove the requirement for street lighting;</i> 4) <i>To modify the development text to remove any and all references and requirements for a Post Road retention basin;</i> 5) <i>To modify the development text to remove any and all references and requirements to Post Road landscaping associated with the "Post Road Theme";</i> 6) <i>To modify the development text to address conditions of approval from previous applications; and,</i> 7) <i>To modify the development text to address exhibit and</i> 	

Analysis	Minor Text Modification
	<i>item references throughout the text that are impacted by the previously listed modifications.</i>

Recommendation	Minor Text Modification
Approval	Planning supports the minor modifications to the development text as listed above as they meet the review criteria and address previous approvals, resolve development issues, and promote the development outlined with this application.

Details	Amended Final Development Plan
Overview	<p>The proposal includes the development of 41 condominium units and associated site improvements for the 9.5 acre vacant parcel encompassing Phase 3 of the Village at Coffman Park development. The applicant is proposing a layout that resembles the original approval with a number of modifications to improve upon the character of the neighborhood. The amended final development plan is associated with a number of minor text modifications to the approved development text.</p>
Uses	<p>The existing Village at Coffman Park PUD text permits detached, single-family homes; three live/work units; and 4.37 acres of open space. The approved final development plan included 63 detached, single-family condominiums with rear-loaded garages, three live/work units, a community clubhouse, a pond, and 4.37 acres of open space.</p> <p>This proposal is to amend the development text to permit 66 detached, single-family condominiums (41 units as part of this proposal); eliminate the requirement for three live/work units; and address other site concerns from the first two phases of development.</p>
Phasing	<p>This proposal is for the third and final phase of the Village at Coffman Park PUD. The site plan below outlines the construction phasing the development has undertaken since the final development plan approval.</p> 

Details	Amended Final Development Plan
	<p>The first two phases follow the regulations outlined in the approved final development plan.</p> <p>Phase 1: 11 existing condominium units per the approved final development plan.</p> <p>Phase 2: 11 condominium units, currently at the building permit stage, per the approved final development plan.</p> <p>Phase 3: 41 proposed condominium units per this application.</p>
Layout	<p>The proposal is to develop the remaining 9.5 acres with 41 condominium units in a similar layout to the approved final development plan. The most notable changes are the replacement of the three live/work units previously located in the northwest corner for condominium units. The applicant had converted the open space areas into loop roads to service the units in the northeast corner and southwest. During the informal review the Commission discussed the loss of these community amenities. Given the proximity to Coffman Park and the adjacent parkland to the north the Commission felt this was not a necessary amenity for the community. The applicant has since added a common open space adjacent to the loop road in the northeast corner, which had formerly been the largest common open space. This adds a private community amenity that directly connects the park along Post Road to the neighborhood.</p> <p>The applicant has indicated that the loop roads are intended to provide better circulation be residents, guests and emergency vehicles. Additional driveway length was also added with these changes so that residents can utilize the driveway for additional parking. The proposed layout is intended to integrate the existing phases of development with this proposal by adhering as closely as possible to the approved final development plan.</p>
Architecture	<p>The existing condominiums and the community center were constructed with a high-quality architectural design and detailing with natural exterior building materials such as stone, cultured stone, and wood. The condominium units utilize only neutral, earth-tone colors to compliment the natural building materials. The community center imitates an early American barn and includes a cultured stone water table and chimney, cementitious siding painted a muted red color, and square columns on the north and south elevations.</p> <p>The applicant has revised the architecture considerably from the initial submission. The Commission had the opportunity to review some of the revised architecture during the informal review. At the time the applicant had included an additional model bringing the total to four models, revised material choices and color schemes, and provided more architectural elements to the front facades. With this submission the applicant is proposing a total of six models along with various options for front</p>

Details	Amended Final Development Plan
	<p>elevations and corner model versions that meet the Residential Appearance Code. The variety of six models greatly improves the diversity for this phase which will create a more unique neighborhood that integrates into the existing character of the neighborhood.</p> <p>The proposed elevations indicate that the requirements of the development text are being met, however a few clarifications will be required before the applicant can submit for building permits. The first is that corner models facing a public or private street or courtyard are required to have an exterior façade of at least 50% stone. The applicant has indicated that the front elevations all meet this requirement however calculations for any side elevations on a corner model will need to be verified before a building permit can be submitted. The second is that window boxes are required on every model and are shown of the elevations however no detail was provided for the box itself. This will need to be submitted along with the locations for the window boxes as they relate to the models.</p>
Open Space	<p>This Phase does not include additional open space as all open space was previously dedicated to the City along Discovery Boulevard, Post Road, and the area of the stormwater pond to the southeast. The approved final development plan included a large community open space in the northeast corner of the property with a pedestrian connection to the City parkland. This area has been revised to decrease the community open space in order to provide a loop road that services the units in the northeast corner of the site. The open space and connection to the park are included with this application.</p>
Landscaping	<p>The applicant has provided the necessary landscaping plans that indicate tree preservation and replacement along with individual unit planting plans for both interior and corner models. Many of the existing trees within the park along Post Road and surrounding the daycare property in the southwest will be preserved. Additional plantings around the daycare will ensure that a proper buffer is created between the properties. The applicant has identified a total of 73 trees that require replacement and has provided details of this being met. The alleys that front public rights-of-way include substantial buffering to minimize visibility while enhancing the view of the surrounding park. Two of these alleys located along Post Road include connections to the multi-use path on the south side of Post Road and provide landscaping to accent these neighborhood entries.</p> <p>There are a few details that require revision or additional information to ensure that landscaping standards are met. The landscape plan does not indicate which proposed trees account for the various requirements outline in code such as tree replacement. The applicant and Staff will need to continue working together to verify that tree replacement is being met or if a fee in lieu is required for deficiencies. Minor technical errors have also been provided to the applicant to ensure that the complete set contains all</p>

Details	Amended Final Development Plan
	pertinent information and references.
Traffic & Access	<p>The site plan indicates that all drives will be private similar to the first two phases of development. The site will have two access points, one from Wall Street and another from Discovery Boulevard that will connect to the existing portion of Kenzie Lane. Alleys and loop roads will service garage access and on-street parking is distributed throughout the entire site. The applicant has revised the sidewalk system from the previous submission. The applicant will be required to work with Engineering to address all technical comments regarding location of curb ramps and site grading.</p> <p>Along the Discovery Boulevard frontage located within the parkland is a proposed multi-use path that will connect Wall Street to Post Road. The applicant is responsible for installing this path per City approved plans and will continue working with Engineering to ensure that this is completed prior to August 31st, 2016 unless a later date is authorized by the City Engineer. The applicant will also install the four foot sidewalk located on the north side of Wall Street alongside the development of the site.</p>
Utilities & Stormwater Management	<p>The proposed development includes the extension of private waterline and sanitary sewer from previous phases of this site. The private waterline will connect to the existing waterline that was previously constructed along the north side of Kenzie Lane. Similarly, the private sanitary sewer will connect to the existing sanitary sewer that was previously constructed at the western limits of existing Kenzie Lane.</p> <p>The developed site runoff has been previously planned to discharge to a regional retention pond that is located adjacent to the overall Village at Coffman Park site as part of a regional stormwater management plan. It has been verified that the existing overall stormwater management plan can accommodate the proposed development. The proposed development complies with all stormwater requirements as defined in Chapter 53. The owners of Phase 3 will enter into a maintenance agreement with the existing HOA to share in maintenance responsibilities of the retention pond.</p>

Analysis	Amended Final Development Plan
Amended Final Development Plan	Section 153.050 of the Zoning Code identifies criteria for the review and approval for an amended final development plan. Following is an analysis by Planning based on those criteria.
<p>1) <i>Consistency with the approved preliminary development plan.</i></p> <p>(Conditions 1-3)</p>	<p><i>Criterion met with text modifications and conditions:</i> The proposed site builds upon the original approval through making modifications that will ultimately improve the neighborhood as a whole. The proposal in many ways resembles the approved plan and the applicant has varied, through text modifications, to minimize the impact to the existing site. Upon approval of the text modifications the proposal will be consistent with the</p>

Analysis	Amended Final Development Plan
	<p>preliminary development plan and the applicant will continue to work with Planning to ensure that all the proposed modifications are outlined and documented.</p> <p>The original approval and subsequent amended final development plans have outlined regulations that are not included in the text modifications. With regards to architecture the applicant is to provide the location and detail for window boxes that are required on all proposed models. These are currently shown on the elevations however no additional information has been provided. Corner models facing a public or private street or courtyard are required to have a minimum 50% stone façade that fronts the aforementioned. The front elevations of all models have been confirmed to meet this requirement however the side elevations have not been provided. The applicant will be required to address this concern prior to submitting for building permitting.</p>
<p>2) <i>Traffic and pedestrian safety</i></p> <p>(Conditions 4 & 5)</p>	<p>Criterion met with conditions: The applicant will be required to work with Engineering to address all technical comments regarding location of curb ramps and site grading. The applicant is responsible for installing the Discovery Boulevard multi-use path that will connect Wall Street to Post Road and will continue to work with Engineering to ensure that this is completed per City approved plans by August 31st, 2016 unless a later date is authorized by the City Engineer.</p>
<p>3) <i>Adequate public services and open space</i></p>	<p>Criterion met: All required open space was dedicated to the City of Dublin with the approval of the final development plan. The proposed plan includes a small common open space and provides two pedestrian connections to the park along Post Road.</p>
<p>4) <i>Protection of natural features and resources</i></p> <p>(Conditions 6 & 7)</p>	<p>Criterion met with conditions: The applicant has provided a tree preservation plan indicating the location of all trees that are to remain on the site. The proposed landscaping accounts for the replacement trees however it is unclear which trees are being used to meet this requirement. The applicant will continue to work with Planning to identify that all replacement trees are accounted for and if necessary a fee in lieu is paid for any deficiencies. The applicant will also need to indicate where tree protection fencing is located and any trees to remain on the utility and grading plans. This will ensure that these trees are not impacted by any site work that takes place.</p>
<p>5) <i>Adequacy of lighting</i></p>	<p>Criterion met with text modification: The applicant has provide a lighting plan for the post mounted fixtures placed in front of each unit. With the approval of the text modification regarding street lighting this criteria will be met as it will remove street lighting as a requirement for the community.</p>

Analysis	Amended Final Development Plan
6) <i>Proposed signs are consistent with approved plans</i>	Criterion met: The proposal includes one entry sign located on Kenzie Lane near Discovery Boulevard. The proposed entry sign is consistent with the original approval and no modifications are proposed with this application.
7) <i>Appropriate landscaping to enhance, buffer, and soften the building and site</i> (Conditions 8 & 9)	Criterion met with text modifications and conditions: The applicant has provided a detailed landscaping plan that provides a sufficient buffer for adjacent properties and alleys fronting public right-of-way. The proposed landscaping compliments the natural features of the site and adjacent park. The proposed text modifications will remove the requirement for unnecessary landscaping around the former Post Road theme creating opportunity for a more natural environment. The applicant will need to provide clarification that all the landscaping requirements are being met with this proposal by providing a summary of the proposed tree plantings and the corresponding code requirement. Any minor technical adjustments must also be made prior to the applicant submitting for building permitting.
8) <i>Compliant stormwater management</i>	Criterion met: The proposal utilizes the existing Stormwater pond located southeast of Phase 3 adjacent to Phase 1. The applicant has provided documentation stating the stormwater pond is sufficient for this development and that no additional stormwater management is required.
9) <i>All phases (if applicable) comply with the previous criteria.</i>	Not Applicable.
10) <i>Compliance with all other laws and regulations.</i>	Criterion met: The proposal complies with all other known applicable local, state, and federal laws and regulations.

Recommendation	Amended Final Development Plan
Approval	In Planning's analysis, the proposal complies with the amended final development plan criteria and the existing development standards. Planning recommends approval of this request with nine conditions.
Conditions	<ol style="list-style-type: none"> 1) That the applicant continue to work with staff to ensure that all modifications to the text are addressed and documented; 2) That the applicant provide a window box detail and site plan indicating the location of window boxes for each unit; 3) That the proposed elevations adhere to the 50% stone veneer requirement for building surfaces directly facing a public or private street or courtyard, prior to submitting for building permitting; 4) That the applicant continue to work with Engineering to address all technical comments regarding location of curb ramps and site

Recommendation	Amended Final Development Plan
	<p>grading;</p> <ol style="list-style-type: none">5) That the applicant continue to work with Engineering to ensure the multi-use path along Discovery Boulevard is completed per City approved plans by August 31st, 2016 unless a later date is authorized by the City Engineer;6) That the applicant continue to work with Planning to determine if a tree replacement fee is required and if so to pay the fee in lieu for deficiencies prior to submitting for building permitting;7) That any existing trees be shown on the utility and grading plans along with tree protection fencing;8) That the applicant provide a summary on the landscaping plan indicating the proposed tree and corresponding requirement it addresses;9) That the applicant make any minor technical adjustments to the landscape plans prior to submitting for building permitting.

MINOR DEVELOPMENT TEXT MODIFICATION

Code Section 153.053(E)(2)(b)4 b permits the Commission to approve a modification from the development text and Zoning Code if they determine that all of the following provisions are satisfied.

- (i) The Planning and Zoning Commission determines that, for this Planned District, the code compliance is not needed in order to ensure that the Planned District is consistent with the Community Plan and compatible with existing, approved, or planned adjacent development; and
- (ii) The Planning and Zoning Commission determines that the proposed modification does not significantly alter the list of permitted or conditional uses, cause an inappropriate increase in density or cause inconsistencies with the Community Plan;
- (iii) The proposed modification results in a development of equivalent or higher quality than that which could be achieved through strict application of the requirement(s);
- (iv) The principles of § 153.052(B) are achieved; and
- (v) The development, as proposed on the amended final development plan, will have no adverse impact upon the surrounding properties or upon the health, safety or general welfare of the community.

AMENDED FINAL DEVELOPMENT PLAN

Review Criteria

In accordance with Section 153.055(B) *Plan Approval Criteria*, the Code sets out the following criteria of approval for a final development plan:

- 1) The plan conforms in all pertinent respects to the approved preliminary development plan provided, however, that the Planning and Zoning Commission may authorize plans as specified in §153.053(E)(4);
- 2) Adequate provision is made for safe and efficient pedestrian and vehicular circulation within the site and to adjacent property;
- 3) The development has adequate public services and open spaces;
- 4) The development preserves and is sensitive to the natural characteristics of the site in a manner that complies with the applicable regulations set forth in this Code;
- 5) The development provides adequate lighting for safe and convenient use of the streets, walkways, driveways, and parking areas without unnecessarily spilling or emitting light onto adjacent properties or the general vicinity;
- 6) The proposed signs, as indicated on the submitted sign plan, will be coordinated within the Planned Unit Development and with adjacent development; are of an appropriate size, scale, and design in relationship with the principal building, site, and surroundings; and are located so as to maintain safe and orderly pedestrian and vehicular circulation;
- 7) The landscape plan will adequately enhance the principal building and site; maintain existing trees to the extent possible; buffer adjacent incompatible uses; break up large expanses of pavement with natural material; and provide appropriate plant materials for the buildings, site, and climate;

- 8) Adequate provision is made for storm drainage within and through the site which complies with the applicable regulations in this Code and any other design criteria established by the City or any other governmental entity which may have jurisdiction over such matters;
- 9) If the project is to be carried out in progressive stages, each stage shall be so planned that the foregoing conditions are complied with at the completion of each stage; and
- 10) The Commission believes the project to be in compliance with all other local, state, and federal laws and regulations.

SITE HISTORY

2013

The Planning and Zoning Commission reviewed an informal application for a rezoning with preliminary development plan for the development on December 3, 2013 to allow a senior care facility on the western portion of the site.

The Planning and Zoning Commission recommended approval of a preliminary and final plat to establish a reserve with external access from Wall Street for the construction of additional condominiums on August 16, 2013. City Council approved the plats on September 23, 2013.

The Planning and Zoning Commission reviewed a concept plan on April 4, 2013, for a potential rezoning to incorporate office and elderly care uses on a smaller, 9-acre portion of the site.

2007

The Planning and Zoning Commission approved an amended final development plan on July 12, 2007 for minor modifications that included an adjustment of an existing alleyway, the relocation of a garage entry, elimination of one dwelling unit, and the addition of open space.

2006

An amended final development plan that reflected the removal of a small stormwater pond, addition of trim color options, and grouped mailboxes was approved by the Planning and Zoning Commission on September 21, 2006.

2005

The Planning and Zoning Commission approved a final development for 63 detached residential units, 3 live-work units, and 4.37 acres of open space.

City Council approved the rezoning with preliminary development plan for this site on March 14, 2005.

The Planning and Zoning Commission recommended approval to City Council of a rezoning with preliminary development plan for the 22.66-acre development on February 17, 2005.

The Commission tabled the rezoning with preliminary development plan application after much discussion on January 20, 2005. The Commission requested additional information regarding traffic patterns, parking for the live/work units, the surface for the walking path and requested a decreased density.

2004

The Planning and Zoning Commission tabled the rezoning with preliminary development plan application for the site as requested by the applicant. There was no discussion.

A rezoning ordinance for the development was introduced at City Council on February 17, 2004.

2003

A rezoning ordinance with a preliminary development plan was tabled by City Council as requested by the applicant on June 23, 2003.

On May 1, 2003, the Planning and Zoning Commission recommended disapproval to City Council of a rezoning with preliminary development plan application for 68 detached residential units and 3.7 acres of open space because the application was inconsistent with the Community Plan and the proposal did not incorporate a mix of land uses with proper relationships to surrounding land uses and structures.

2002

On March 21, 2002 the Planning and Zoning Commission disapproved a final development plan application for 70 detached residential units, a clubhouse and 3.9 acres of open space because it did not comply, in all respects, to the previously approved preliminary development plan.

2000

The Planning and Zoning Commission recommended approval to City Council for a rezoning with preliminary development plan application for a multi-use development with 60 detached residential units, two live/work units with 12 residential units and eight office condominiums and 3.2 acres of open space on July 6, 2000.

City Council approves a Concept Plan for the site with 60 residential units and 15 live/work units on January 18, 2000.

1999

The Planning and Zoning Commission approved a concept plan for 75 condominium units for this site on December 2, 1999.

The Commission reviewed and informal application for an 85-unit condominium project in Subareas B & C of Perimeter Center on May 6, 1999.